



English Homes



Goose Hill, Blind Lane, Bower Hinton, TA12 6LW

A three to four bedroom extended semi detached home in edge of village location with ample parking, gardens, kitchen/dining room, sitting room, utility, downstairs shower room, garage, carport, driveway parking for around five cars, good sized back garden, conservatory, uPVC double glazing, fireplace and night storage heaters (mains gas in the street outside). Great location. No onward chain

- Semi detached house
- Kitchen/dining area
- Conservatory
- Garage & parking
- Three/four bedrooms
- Living Room
- Gardens front and rear
- No onward chain

Guide Price £170,000

Accommodation

From the carport a timber front door opens to

Entrance hall 5'8" by 4'11" (1m 73cm x 1m 50cm)

Fitted carpet, stairs to the first floor

Sitting room 15'9" by 10'5" (4m 80cm x 3m 18cm)

Fitted carpet, fireplace, double glazed uPVC windows to the front

Dining room 10'0" by 9'0" (3m 5cm x 2m 74cm)

Fitted carpet, large storage cupboard, electric night storage heater, wide archway to

Kitchen 9'4" by 9'3" (2m 84cm x 2m 82cm)

Dated but functional with ample storage cupboards above and below roll edged worktops, stainless steel sink, electric cooker, space and plumbing for washing machine, double glazed uPVC window to the rear, timber door and window to

Utility room 10'4" by 6'0" (3m 15cm x 1m 83cm)

Chest freezer, space for coats and boots, space for tumble dryer, doors to garage and garden

Shower room 6'0" by 5'5" (1m 83cm x 1m 65cm)

Modern, the white suite comprising shower cubicle, wash basin in vanity unit, close coupled WC, fully tiled walls, double glazed uPVC window to the rear, electric towel radiator

Conservatory 9'7" by 6'8" (2m 92cm x 2m 3cm)

Tiled floor, walls to one side, double glazed uPVC window and doors to two sides

Upstairs

Landing

Loft access, fitted carpet and electric night storage heater

Bedroom 1 9'5" by 9'0" (2m 87cm x 2m 74cm)

Fitted carpet, double glazed uPVC window to the rear, single built in wardrobe

Bedroom2/study/dressing room 8'9" by 6'3" (2m 67cm x 1m 90cm)

This room has been partitioned from bedroom one, see floor plan. Fitted carpet, double glazed uPVC window to the rear, electric night storage heater

Bedroom 3 10'6" by 6'8" (3m 20cm x 2m 3cm)

Fitted carpet, electric panel radiator, double glazed uPVC window to the front

Bedroom 4 8'10" by 7'1" (2m 69cm x 2m 16cm)

Fitted carpet, double glazed uPVC window to the front

Outside

Front garden 40'0" by 28'0" (12m 19cm x 8m 53cm)

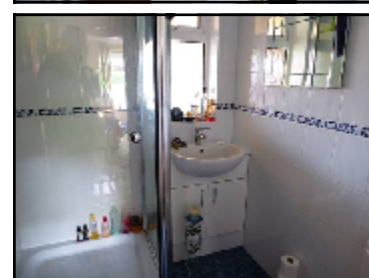
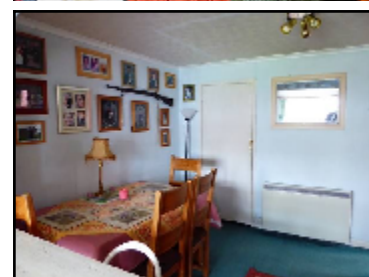
Fenced to the borders with a small lawn, tarmac parking for five to six cars (including the private lay-by)

Rear garden 50'0" by 30'0" (15m 24cm x 9m 14cm) Approx

Facing approximately north north west and largely laid to lawn with panel fencing and hedges to the borders. Timber summerhouse, timber workshop/store, log store and side access to the front garden

Garage and carport 20'6" by 8'6" (6m 25cm x 2m 59cm) + 16'8" x 11'3" approx

The garage has an up and over door, power, light and window to the rear. There is also a carport to the front of the garage and beyond that a tarmac drive and lay-by for up to six more vehicles



Agents note

This home is in a great location, close to a village, the A303 and country walks. It could now do with updating here and there but offers flexible accommodation and whilst it does have electric night storage heaters at present, we understand that there is mains gas in the road outside. The neighbours have recently spent a considerable sum in extending next door which would suggest there is scope to do the same here if desired.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

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Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

Martock Amenities

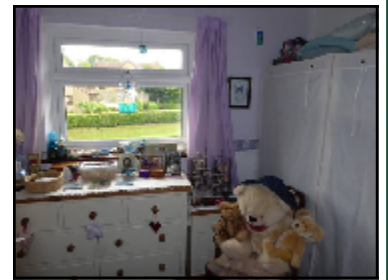
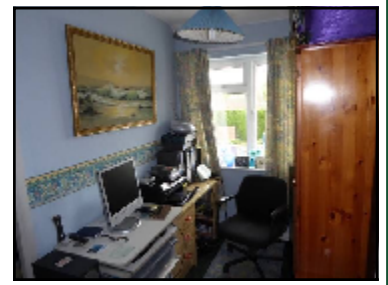
Martock has a wide range of local amenities including numerous shops, a supermarket, Post Office, health centre, chemist, dentist, library, public houses, primary/junior school, garage, hairdressers and a church. There is a regular bus service to neighbouring towns. Yeovil is within 8 miles with town facilities and railway station (Waterloo). The county town of Taunton is approx 22 miles away with M5 motorway connection and mainline railway station Paddington/London), and the Dorset coast is approx 24 miles.

Directions

From English Homes Langport Office turn right towards Somerton and Long Sutton, at Long Sutton turn right towards Martock. Drive through Martock into Bower Hinton and shortly before the Hollies Conference centre on the left turn right into Blind Lane. Continue for a few hundred yards until the lane bears left at a T junction and this property will be found on the right hand side indicated by an English Homes For Sale board

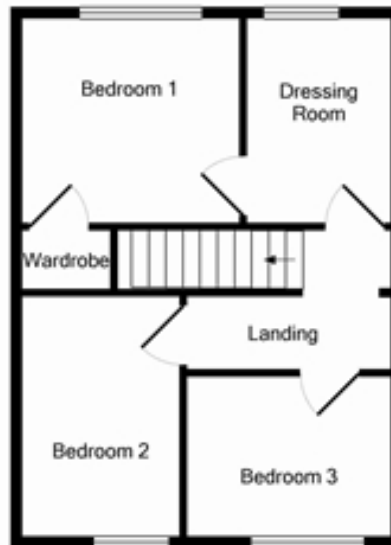
Energy Efficiency Rating

Band E with a potential for Band B





Ground Floor



1st Floor

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